

AMENDED IN ASSEMBLY JUNE 2, 2003  
AMENDED IN ASSEMBLY APRIL 7, 2003  
AMENDED IN ASSEMBLY MARCH 27, 2003

CALIFORNIA LEGISLATURE—2003–04 REGULAR SESSION

## ASSEMBLY BILL

**No. 21**

**Introduced by Assembly Member Liu**

December 2, 2002

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An act relating to housing, and declaring the urgency thereof, to take effect immediately.

### LEGISLATIVE COUNSEL'S DIGEST

AB 21, as amended, Liu. Housing: 710 Corridor.

Existing law authorizes the Department of Transportation to lease or rent lands held by the department for highway purposes.

This bill would require the Director of Transportation to establish not later than January 1, 2004, the 710 Freeway Corridor Task Force with a specified membership. It would require the task force to report its findings and recommendations to the Legislature regarding rental rates on department-owned residential property in the 710 Freeway Corridor.

This bill, until January 1, 2005, would ~~require the~~ *prohibit the department from increasing the level of rents on residential units owned by the department and occupied as of July 1, 2001, within the 710 Corridor of southern California to be maintained at the July 1, 2001, levels.* The bill would place a moratorium on any without cause eviction processes against persons who, on July 1, 2001, occupied those units.

The bill would declare that it is to take effect immediately as an urgency statute.

Vote: <sup>2</sup>/<sub>3</sub>. Appropriation: no. Fiscal committee: yes. State-mandated local program: no.

*The people of the State of California do enact as follows:*

1 SECTION 1. (a) The Legislature finds and declares all of the  
2 following:

3 (1) There is an extreme shortage of rental housing in  
4 California, particularly for moderate- and low-income renters,  
5 where one-half of all low-income renters and three-fourths of all  
6 very low income renters spend more than 50 percent of their  
7 income for housing.

8 (2) Over 360,000 Californians are homeless, according to the  
9 Department of Housing and Community Development, and the  
10 most rapidly increasing segments of the homeless population are  
11 seniors and families with children.

12 (3) California has lost more than 20,000 affordable housing  
13 units over the past five years, with almost 50 percent of the loss  
14 coming from the Counties of Los Angeles, Ventura, Orange, San  
15 Bernardino, Riverside, and Imperial.

16 (b) It is the intent of the Legislature to use existing properties  
17 owned by the Department of Transportation to ease the critical  
18 shortage of affordable housing in California and particularly  
19 southern California.

20 (c) It is the further intent of the Legislature to ensure that the  
21 Department of Transportation manages and maintains rental  
22 properties in a consistent and equitable manner.

23 SEC. 2. (a) Not later than January 1, 2004, the Director of  
24 Transportation shall establish the 710 Freeway Corridor Task  
25 Force to do all of the following:

26 (1) Review existing Department of Transportation policies and  
27 procedures for establishing rental rates for department-owned  
28 residential rental properties in the 710 Freeway Corridor.

29 (2) Review existing Department of Transportation procedures  
30 for increasing residential property rental rates.

31 (3) Develop recommendations for policies and procedures to  
32 establish rental property rates, *including whether any rental rates*  
33 *shall be reduced from current levels.*

34 (4) Not later than June 1, 2004, report its findings and  
35 recommendations to the Legislature. Copies of the reports shall be

1 delivered to the chairpersons of the Senate and Assembly  
2 Committees on Housing and Community Development.

3 (b) The task force shall be convened by the director and shall  
4 consist of the following:

5 (1) One member and one alternate member elected from  
6 department-owned residential rental property residents in each of  
7 the three affected communities of Pasadena, South Pasadena, and  
8 El Sereno.

9 (2) One member designated by the city manager, or if there is  
10 no city manager, the mayor, of each of the three affected Cities of  
11 Pasadena, South Pasadena, and Los Angeles.

12 (3) One member from the office of each of the two Assembly  
13 Members and two Senators representing the affected area and one  
14 member from the office of the Los Angeles city council member  
15 whose district includes El Sereno.

16 (4) Three members from the department designated by the  
17 director representing Bay Area District 4, Sacramento  
18 headquarters, and District 7.

19 (5) Two members from the affordable housing advocacy  
20 community designated by the director.

21 (c) The chairperson of the task force shall be selected by the  
22 task force from its members. The department shall provide staff for  
23 the support of the task force.

24 SEC. 3. (a) With respect to any residential units owned by the  
25 Department of Transportation and occupied by tenants on July 1,  
26 2001, within the 710 Corridor of southern California, the  
27 ~~department shall maintain the rents for those units at the July 1,~~  
28 ~~2001, levels. The department shall reduce any rent if necessary to~~  
29 ~~comply with this section, and shall not subsequently increase the~~  
30 *department shall not increase the* level of rent on any of those  
31 units.

32 (b) There shall be a moratorium on any without cause eviction  
33 process against any person who, on July 1, 2001, was an occupant  
34 of a residential unit owned by the Department of Transportation  
35 within the 710 Corridor of southern California.

36 SEC. 4. This act shall remain in effect only until January 1,  
37 2005, and as of that date is repealed, unless a later enacted statute,  
38 that is enacted before January 1, 2005, deletes or extends that date.

39 SEC. 5. This act is an urgency statute necessary for the  
40 immediate preservation of the public peace, health, or safety

- 1 within the meaning of Article IV of the Constitution and shall go
- 2 into immediate effect. The facts constituting the necessity are:
- 3 In order to ease the critical shortage of affordable housing in
- 4 California, it is necessary that this act take effect immediately.

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